

Hastings Right-of-Way Vacation

City of El Paso — City Plan Commission — 7/12/2018

SUET17-00002 Right-of-Way Vacation



STAFF CONTACT: Rick Venegas, (915) 212-1552, rick.venegas@elpasotexas.gov

PROPERTY OWNER: Carolina Juarez

REPRESENTATIVE: Ray Mancera

LOCATION: North of Trowbridge and East of Radford, District 2

ACREAGE: 0.06

VESTED: N/A

PARK FEES REQUIRED: N/A

EXCEPTION/MODIFICATION REQUEST: N/A

RELATED APPLICATIONS: N/A

PUBLIC INPUT: Yes

STAFF RECOMMENDATION: Approval

SUMMARY OF REQUEST: The applicant is requesting to vacate right-of-way on the east and west sides of 4501 Hastings. The first parcel is 1,084 sf and is located on Radford Street between Hastings Drive and Altura Avenue. The second parcel is 1,610 sf and is located on Caples Circle between Hastings Drive and Altura Avenue. Currently, rockwalls belonging to the property owner are encroaching on City right-of-way.

SUMMARY OF RECOMMENDATION: Planning staff recommends **approval** of the Hastings Right-of-Way Vacation.



CONSISTENCY WITH PLAN EL PASO: Subject property is designated G2, Traditional Neighborhood (Walkable)

NEIGHBORHOOD CHARACTER: The subject property and surrounding properties are zoned R-4H (Residential/ Historic). The nearest park is Pennsylvania Circle Park (0.20 miles). The nearest school is Radford School, approximately 40' away. The property is not located within an Impact Service Fee area.

COMMENT FROM THE PUBLIC: A Notice of Public Hearing was mailed to all property owners within 300 feet of the subject property. One inquiry was received.

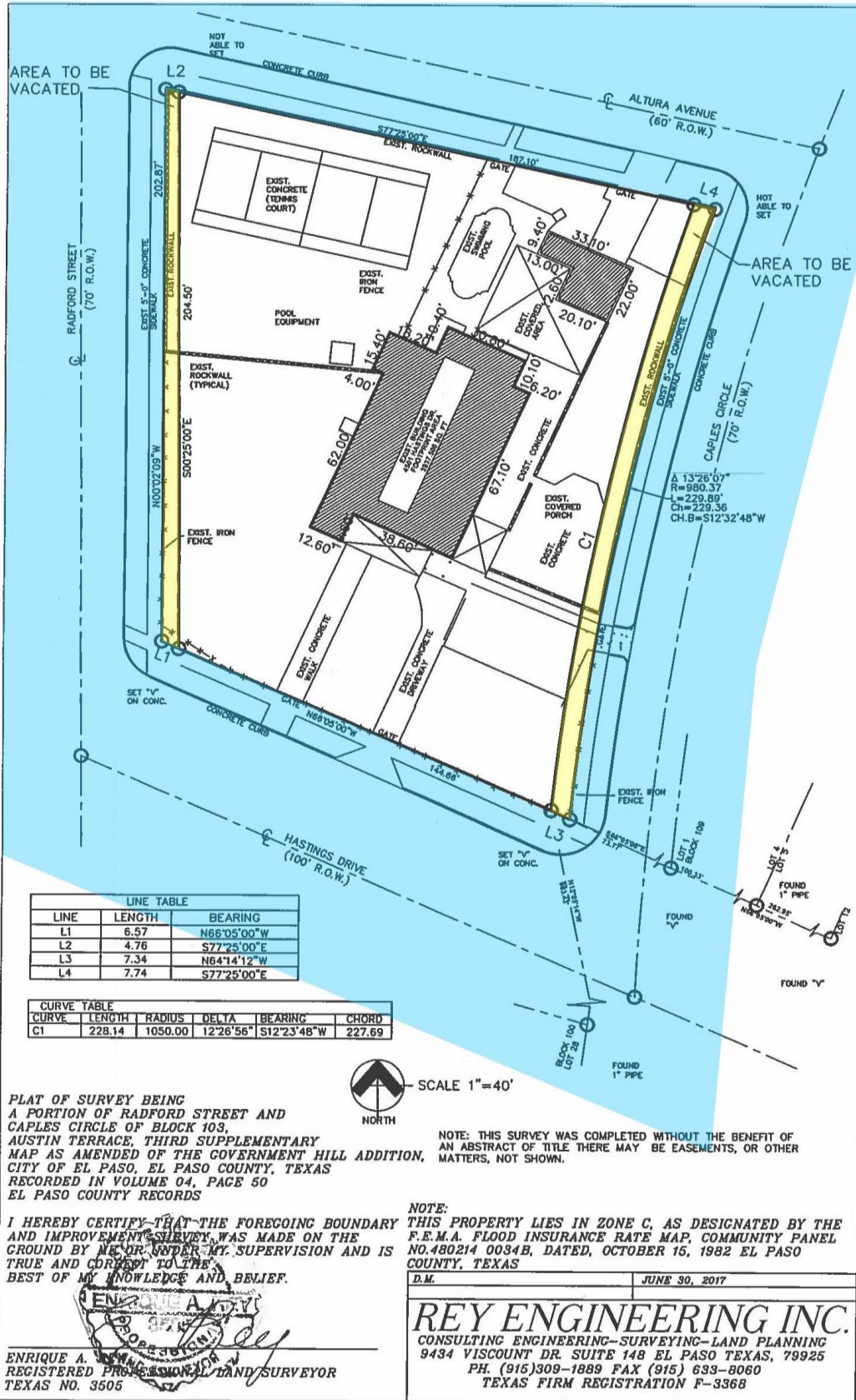
STAFF COMMENTS:

Staff recommends approval of the Hastings Right-of-Way Vacation.

ATTACHMENTS:

1. Survey
2. Metes and Bounds survey
3. Application
4. Department Comments

ATTACHMENT 1



ATTACHMENT 2

BEING A PORTION OF RADFORD STREET (70' R.O.W.),
CITY OF EL PASO, EL PASO COUNTY, TEXAS
JANUARY 30, 2017

METES AND BOUNDS PARCEL 1

Description of a parcel of land being a portion of Radford Street (70' R.O.W.), City Of El Paso, El Paso County Texas, and being more particularly described by metes and bounds as follows:

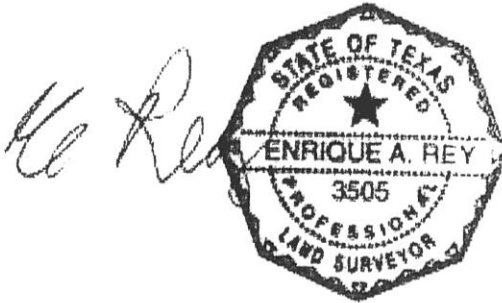
COMMENCING at the intersection of the northerly right-of-way line of Hastings Drive (100' R.O.W.) and the easterly right-of-way line of Radford Street (70' R.O.W.) and being a found "v" on concrete and the **POINT OF BEGINNING** of the herein described parcel of land;

THENCE, North 66° 05' 00" West, a distance of 6.57 feet to a point;

THENCE, North 00° 02' 09" West, a distance of 202.87 feet to a point;

THENCE, South 77° 25' 00" East, a distance of 4.76 feet to a point being the intersection of the southerly right-of-way line of Altura Avenue (60' R.O.W.) and the easterly right-of-way line of Radford Street (70' R.O.W.);

THENCE, along said right-of-way line, South 00° 25' 00" East, a distance of 204.50 feet to the **POINT OF BEGINNING** of the herein described parcel of land and containing 1,084 square feet or 0.0249 acres of land more or less.



ENRIQUE A. REY
R.P.L.S.
TX. 3505
REY ENGINEERING INC.
9434 VISCOUNT STE. 148
EL PASO TEXAS, 79925
(915) 633-8070

BEING A PORTION OF CAPLES CIRCLE (70' R.O.W.),
CITY OF EL PASO, EL PASO COUNTY, TEXAS
JANUARY 30, 2017

**METES AND BOUNDS
PARCEL 2**

Description of a parcel of land being a portion of Caples Circle (70' R.O.W.), City Of El Paso, El Paso County Texas, and being more particularly described by metes and bounds as follows:

COMMENCING at the intersection of the northerly right-of-way line of Hastings Drive (100' R.O.W.) and the westerly right-of-way line of Caples Circle (70' R.O.W.) and being a found "v" on concrete and the **POINT OF BEGINNING** of the herein described parcel of land;

THENCE, along the westerly right-of-way line of Caples Circle, 228.14 feet along of a curve to the right, whose radius is 1,050.00 feet, whose interior angle is $12^{\circ} 26' 56''$, whose chord bears North $12^{\circ} 23' 48''$ East, a distance of 227.69 feet to the intersection of the southerly right-of-way line of Altura Avenue (60' R.O.W.) and the westerly right-of-way line of Caple Circle (70' R.O.W.);

THENCE, South $77^{\circ} 25' 00''$ East, a distance of 7.74 feet to a point;

THENCE, 229.89 feet along of a curve to the left, whose radius is 980.37 feet, whose interior angle is $13^{\circ} 26' 07''$, whose chord bears South $12^{\circ} 32' 48''$ West, a distance of 229.36 feet to a point;

THENCE, North $64^{\circ} 14' 12''$ West, a distance of 7.34 feet to the **POINT OF BEGINNING** of the herein described parcel of land, containing 1,610 square feet or 0.0370 acres of land more or less.



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ATTACHMENT 3



SUET17-00002

CITY OF EL PASO, TEXAS
APPLICATION FOR VACATION PUBLIC EASEMENTS AND RIGHTS-OF-WAY

Date: 5-13-17 File No. _____

1. APPLICANTS NAME CAROLINA JUAREZ
ADDRESS 4501 HASTINGS ZIP CODE 79903 TELEPHONE 786-4477

2. Request is hereby made to vacate the following: (check one)

Street _____ Alley _____ Easement _____ Other ☒ ROW
Street Name(s) RADFORD ST. AND CAPLES CIRCLE Subdivision Name AUSTIN TERRACE
3 SUPPLEMENTARY MAP OF THE GOVERNMENT WILL ADD IT.
Abutting Blocks NONE - ROW Abutting Lots _____

3. Reason for vacation request: EXISTING ROCK WALLS ENCRACHING ON R.O.W. (SIDEWALKS).

4. Surface Improvements located in subject property to be vacated:
None _____ Paving ☒ Curb & Gutter _____ Power Lines/Poles _____ Fences/Walls ☒ Structures _____ Other _____

5. Underground Improvements located in the existing rights-of-way:
None ☒ Telephone _____ Electric _____ Gas _____ Water _____ Sewer _____ Storm Drain _____ Other _____

6. Future use of the vacated right-of-way:
Yards ☒ Parking _____ Expand Building Area _____ Replat with abutting Land _____ Other _____

7. Related Applications which are pending (give name or file number):
Zoning _____ Board of Adjustment ☒ Subdivision _____ Building Permits _____ Other _____
P2BA16-00045

8. Signatures: All owners of properties which abut the property to be vacated must appear below with an adequate legal description of the properties they own (use additional paper if necessary).

Signature	Legal Description	Telephone
<u>N/A</u>	_____	_____
_____	_____	_____
_____	_____	_____

The undersigned Owner/Applicant/Agent understands that the processing of this Application will be handled in accordance with the procedure for Requesting Vacations and that no action on processing will be taken without payment of the non-refundable processing fee. It is further understood that acceptance of this application and fee in no way obligates the City to grant the Vacation. I/We further understand that the fee, if the Vacation is granted will be determined by the City of El Paso and a Certified or Cashier's Check must be presented before the request will be recommended for Council action.

The undersigned acknowledges that he or she is authorized to do so, and upon the City's request will provide evidence satisfactory to the City confirming these representations.

The granting of a vacation request shall not be construed to be a waiver of or an approval of any violation of any of the provisions of any applicable City ordinances.

*Effective September 1, 2014, a 3% technology fee has been added to all Planning application fees.

OWNER SIGNATURE: _____

REPRESENTATIVE: Roy Tapia

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 4

PLANNING AND INSPECTION DEPARTMENT – PLANNING:

Developer/Engineer shall address the following comments:

- The property owner shall provide an amended metes and bounds survey that includes the name of the subdivision.
- The property owner shall provide an amended survey map that clearly labels each of the parcels requested for vacation.

PLANNING AND INSPECTIONS - LAND DEVELOPMENT

No objections to proposed ROW vacations.

PLANNING AND INSPECTIONS - ZONING

No comments.

EL PASO COUNTY WATER IMPROVEMENT DISTRICT

The EPCWID has no comments for Hastings ROW Vacation due to the property being outside EPCWID boundaries.

CID PARKS PLANNING DIVISION

No objections to this proposed street Right of Way vacation request.

If density/acreage is increased /decreased or the property zoning /use changes, then "Park fees" will be re-assessed based on applicable conditions.

EL PASO FIRE DEPARTMENT

No comments.

EL PASO ELECTRIC

It seems EPE facilities are within public right of way around this lot, which were placed there by utilizing the Franchise Agreement. If any of the existing EPE facilities will need to be relocated the applicant will need to contact EPE's customer number to address (915-351-4224).

EPWATER

EPWater does not object to this request.

Water:

There is an existing 12-inch diameter water main extending along Radford Street located approximately 15-feet west from the property line. This water main is available for service.

There is an existing 10-inch diameter water main extending along Hastings Drive located approximately 15-feet south from the property line. This water main is available for service.

EPWater records indicate two (2) 3/4" service meters on the property with 4501 Hasting Drive as the service address.

Previous water pressure readings from fire hydrant #2007 located at the northwest corner of Radford Street and Altura Avenue, have yielded a static pressure of 120 (psi), a residual pressure of 70 (psi), and a discharge of 1,278 gallons per minute.

The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired

by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

There is an existing 6-inch diameter sanitary sewer main extending along Altura Avenue located approximately 55-feet north from the property line. This sanitary sewer main is available for service.

There is an existing 6-inch diameter sanitary sewer main extends along Caples Circle, approximately 148-feet south of Altura Ave. and then turns east to the alley, north of Hastings. This main is located approximately 2-feet east of the property line. This sanitary sewer main is available for service.

There is an existing 6-inch diameter sanitary sewer main extending along the south side of Radford St., approximately 7-feet north of and parallel to the southern right-of-way line of Radford St. This sanitary sewer main is available for service.

General:

EPWater requires a new service application to provide additional service to the property. New service applications are available at 1154 Hawkins, 3rd floor and should be made 6 to 8 weeks in advance of construction to ensure water for construction work. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

TXDOT

Site is not abutting TXDOT Right-of-Way.

SUN METRO:

No comments received.

911:

No comments received.